

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JANUARY 13, 2015
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, Charles Kraiza, Mark Lockwood, Eric Lukingbeal, Steven Royer, James Sansone and Linda Spevacek. Francis Armentano, Director of Community Development was also in attendance.

The meeting opened at 7:03 p.m.

Public session: There was no public session.

Minutes: The minutes of December 9, 2014 were reviewed.

ON A MOTION by Eric Lukingbeal, seconded by Charles Kraiza, the Commission voted to approve the minutes of December 9, 2014. All approved. Margaret Chapple abstained.

The public hearing for a proposed amendment to the Zoning Regulations, Section 3.12.5 Comprehensive Granby Center Zone Criteria, Items 1-3, File Z-12-14 opened at 7:04 p.m. Attorney Timothy Brignole, owner 261 Salmon Brook Street and applicant stated he is proposing an amendment to the existing wording to allow a future application for a restaurant in the center of Granby. Chairman Johnson asked Fran Armentano to explain the effect that the amendment would have on the Granby Center Zone. Fran explained this through a power point presentation of the center zoning maps, reviewing the areas and explaining the uses for each zone. He outlined the 6 properties that were primarily impacted by the proposed amendment and discussed the historic overlay zone and the relationship to the historic buildings. Members of the public and Salmon Brook neighbors expressed concerns for allowing changes to the existing regulations. It was stated that if these changes were approved, it could possibly affect the historic properties south of the center and change a historic area. Concerns were also expressed for the preservation of the historic homes, the location to a historic town green and the potential for these properties to become multi-family residences. Another member of the public spoke favorably for the change noting real estate values and a desire to maintain properties and surrounding areas. Fran stated that the Granby Development Commission voted to support the amendment and read an email from Carol Laun who stated her opposition to the amendment. Also Peg Lareau, who spoke against the amendment, also submitted a letter of her concerns. The public hearing closed at 8:03 p.m.

Discussion: Section 9 - Earth Excavation

Note: Margaret Chapple left the Commission table to allow Steven Royer to participate in the discussion and vote as he was in attendance during the public hearing process.

The Commission held a discussion of a proposed amendment to the Zoning Regulations, Section 9 concerning earth excavation, filling, grading, hauling and other issues and activities associated with the modification and disturbance of the ground. The public hearing was held on October 28, 2014, File Z-11-14. Eric Lukingbeal suggested some wording changes to the proposed amendment.

ON A MOTION by Eric Lukingbeal, seconded by Linda Spevacek, the Commission voted to approve an amendment to the Zoning Regulation, Section 9 concerning earth excavation, filling, grading, hauling and other issues and activities associated with the modification and disturbance of the ground with a variety of wording changes.

All approved.

The amendment is attached and made a part of these minutes. The effective date was set as February 1, 2015. The Commission gave the following reason for adoption: The amendment adds clarity, provides additional protections for neighboring property owners and additional environment safeguards.

Steven Royer left the Commission table allowing Margaret Chapple to return and participate in the remainder of the meeting.

Discussion: Section 3.12.5 – Comprehensive Granby Center Zone Criteria, file Z-12-14

The Commission held a lengthy discussion concerning the proposed amendment to the Zoning Regulations. The Commission members decided to review and study the proposal and to continue the discussion at the next meeting.

Receive Applications: There were no applications.

Staff Reports and Correspondence:

Fran noted that he is working with the owner of the Salmon Brook Elderly Housing Complex who has expressed a desire to have the Town prepare a possible Small Cities application which would seek grant money for the rehabilitation of the complex. Fran also gave an update on Center sidewalks and lighting, a STEAP grant application, Holcomb Farm building progress, Mill Pond apartment units construction, The Pepper Mill Bakery and Deli addition, the Floydville/Salmon Brook Street intersection traffic light and more.

Commission Discussion of Items of Interest or Concern:

The Commission discussed the issue of the Notch Road traffic light and the Route 20 left turn.

The meeting adjourned at 9:02 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary